

RE: COAL 16-0137 Beecham Clark Valley Road SUB (2015-00072)

Edward Reading

Wed 8/17/2016 7:10 AM

To: Cody Scheel <cscheel@co.slo.ca.us>;

No, we are good with it.

Ed

Edward M. Reading, PLS

Land Surveyor

San Luis Obispo County Public Works Department

Phone: (805) 781-5265

From: Cody Scheel

Sent: Tuesday, August 16, 2016 3:10 PM

To: Edward Reading <ereading@co.slo.ca.us>

Subject: Fw: COAL 16-0137 Beecham Clark Valley Road SUB (2015-00072)

Hi Ed,

I should have checked in with you earlier, but I have accepted the Grant Deed in Lieu of a Cert, as mentioned below. I was hoping to move forward with this LLA as it's scheduled for September 12th. If there's something you need further, perhaps we could add extra conditions?

Thanks,

Cody Scheel

County Planner - Current Planning

County of San Luis Obispo

Department of Planning & Building

[976 Osos Street, Room 300](#)

[San Luis Obispo, CA 93408](#)

(805) 781-5157

cscheel@co.slo.ca.us

From: Cody Scheel

Sent: Wednesday, June 29, 2016 9:40 AM

To: Edward Reading

Subject: Re: COAL 16-0137 Beecham Clark Valley Road SUB (2015-00072)

Hi Edward,

I have everything I need for Planning review. I believe that was a Public Works requirement. Please see the attached Public Works referral response, and please contact Public Works to verify acceptance of the Grant Deed. Once Public Works information hold items are satisfied, I can proceed with scheduling a hearing.

Cody Scheel
County Planner - Current Planning

County of San Luis Obispo
Department of Planning & Building
[976 Osos Street, Room 300](#)
[San Luis Obispo, CA 93408](#)
(805) 781-5157
cscheel@co.slo.ca.us

From: Edward Reading
Sent: Tuesday, June 28, 2016 8:09:23 AM
To: Cody Scheel
Subject: COAL 16-0137 Beecham Clark Valley Road SUB (2015-00072)

Cody,
Paul Beecham (459-4576) dropped off this 1957 Grant Deed while I was on vacation. He wants to know if you will accept it in lieu of a Certificate of Compliance for his Lot Line Adjustment.

Ed

Edward M. Reading, PLS

San Luis Obispo County Public Works
805-781-5265



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us



Date: May 23, 2016
To: Cody Scheel, Project Manager
From: Edward M. Reading, Development Services
Subject: **Public Works Comments on COAL 16-0137 (SUB2015-00072), BEECHAM. Clark Valley Road, Los Osos**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

- A. Please have the applicant's agent clearly show and label all required information, see the attached Checklist.
- B. The submitted application does not contain Certificates of Compliance for the two existing parcels.

Public Works Comments:

- A. Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.
- B. Future construction permits will be reviewed for drainage and flood hazard.



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 5/17/2016

TO: E.H.FROM: Cody Scheel (805-781-5157 or cscheel@co.slo.ca.us)
Coastal Team / Development Review

MAY 18 2016

SR 15113

Environmental Health

PROJECT DESCRIPTION: SUB2015-00072 BEECHAM – Moving lot line to make both parcels more equal. Project location is 3030 and 3070 Clark Valley Road, Los Osos.
APN(s): 067-161-005, 067-161-007

Return this letter with your comments attached no later than 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
☐ NO (Please go on to PART III.)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Verify that any existing systems (wells, septic, etc.) remain
located on the parcel(s) served & will meet setbacks
to new property line(s)

5/20/16

Date

Name

X 5551

Phone



COUNTY OF SAN LUIS OBISPO
Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401 - 4556
MARTIN SETTEVENDEMIE

(805) 781-5910

AGRICULTURAL COMMISSIONER/SEALER
www.slocounty.ca.gov/agcomm

FAX: (805) 781-1035
AgCommSLO@co.slo.ca.us

DATE: May 23, 2016
TO: Cody Scheel, Project Manager
FROM: Lynda L. Auchinachie, Agriculture Department
SUBJECT: Beecham Lot Line Adjustment SUB2015-00072 (1879)

Comments

The applicant proposes to reconfigure two existing parcels of 46.16 and 59.34 acres each to create two parcels of 52.86 and 52.64 acres each. The project site is located at 3030 Clark Valley Road, southeast of Los Osos. The project site is within the Agriculture land use category and is developed with one residence on each proposed parcel.

The Agriculture Department considers the proposal to be **equal to** the existing parcel configuration in terms of agricultural resources. This determination is based on a comparison of the proposed and existing parcels when considering potential long-term impacts to agricultural resources and operations.

Comments are based on current departmental objectives to conserve agricultural resources and to provide for public health, safety and welfare, while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.



Los Osos Community Advisory Council

July 1, 2016

Los Osos Community Advisory Council Comments on *SUB2015-00072 BEECHAM* proposed lot line adjustment between two (2) parcels.

To: Mr. Cody Scheel, Planner, Planning & Building

On June 23, 2016 the LOCAC members met and reviewed SUB2015-00072 and recommended approval of the requested SUB with no concerns expressed.

Thank you for your attention to our request.

Sincerely,

Jeffrey H. Weir/s

Chairperson
Los Osos Community Advisory Council

Cc: Bruce Gibson, Supervisor